

From: Arnall, Guy

Sent: 07 July 2026 11:58

To: Ostler, Marnie (Planning Officer) <Marnie.Ostler@Newport.gov.uk>

Subject: RE: Planning Consultation Request for case ref: 26/0386 (18 Ruperra Street Newport NP20 2AZ) (FULL)

Hi Marnie

Re: INSTALLATION OF SOLAR PV PANELS

Revised response below.

18 Ruperra Street is located within Lower Dock Street Conservation Area and, dating from the mid-nineteenth century, it retains the earliest phase of residential development surrounding the former Market. Though later alterations have impacted upon the historic character of the street (including loss of original sliding sash windows and panelled timber doors), it is characterised by two-storey, in-line, terraced housing of more than one phase of construction, but of notable uniformity as diminutive workers houses. Particularly relevant to this application are the uniform height and linear roof lines finished in slate and punctuated by a rhythm of chimney stacks; all typical features of this era of construction.

There is an Article 4(2) direction restricting development comprised within Classes A and C of Part 1 and Class C of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 (as amended), which includes *Removal, renewal or alteration to the external covering [including slates, tiles and ridge cappings] of the roof covering of a dwellinghouse.*

However, there are no restrictions regarding installation of PV on a roof within Article 1(5) land under Part 40 of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2012, subject to certain limitations outlined [here](#) (and copied below).

“Part 40 INSTALLATION OF DOMESTIC MICROGENERATION EQUIPMENT

Class A

Permitted development

A. The installation, alteration or replacement of solar PV or solar thermal equipment on—

(a) a dwellinghouse; or

(b) a building situated within the curtilage of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

(a) in the case of solar PV or solar thermal equipment installed on a wall or pitched roof—

(i) the solar PV or solar thermal equipment would protrude more than 20 centimetres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope; or

(ii) it would result in the highest part of the solar PV or solar thermal equipment being higher than the highest part of the roof (excluding any chimney);

(b) in the case of solar PV or solar thermal equipment installed on a flat roof—

(i) the solar PV or solar thermal equipment would be sited within 1 metre of the external edge of the roof; or

(ii) the solar PV or solar thermal equipment would protrude more than 1 metre above the plane of the roof;
(c) in the case of land within a conservation area or a World Heritage Site, the solar PV or solar thermal equipment would be installed—
(i) on a wall forming the principal or side elevation of the dwellinghouse and which fronts a highway; or
(ii) on a wall of a building within the curtilage of the dwellinghouse and which fronts a highway;
(d) the solar PV or solar thermal equipment would be installed on a building within the curtilage of the dwellinghouse if the dwellinghouse is a listed building; or
(e) the solar PV or solar thermal equipment would be installed on a site designated as a scheduled monument.

Conditions

A.2 *Development is permitted by Class A subject to the following conditions—*

- (a) solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the external appearance of the building;*
- (b) solar PV or solar thermal equipment must, so far as practicable, be sited so as to minimise its effect on the amenity of the area; and*
- (c) solar PV or solar thermal equipment no longer needed for or capable of microgeneration must be removed as soon as reasonably practicable.”*

Therefore, provided you are satisfied that the proposed installation falls within the parameters outlined above, it seems that this proposal would be considered to fall under ‘permitted development rights’ of the dwellinghouse under Part 40, and therefore outside of our control.

Should, however, the proposed fall outside of permitted development rights, it is considered that proposed PV panels on the existing slated roof would introduce an overtly modern addition to the applicant property's front roof slope that, due to their size, positioning and contemporary design, would appear incongruous when compared the simple, unaltered and traditional roof form of both the existing - and the other buildings of the terrace (thus significantly undermining their uniformity). The proposed solar panels would therefore significantly diminish the traditional appearance and sense of historic built form within the conservation area, resulting in harm to its character or appearance.

Many thanks,

Guy Arnall

Prif Swyddog Treftadaeth / Principal Heritage Officer
Swyddog Dirprwyedig (Adeiladau Rhestredig) / Delegated Officer (Listed Buildings)

Adfywio a Datblygu Economaidd / Regeneration and Economic Development
Cyngor Dinas Casnewydd / Newport City Council